

Mr Damon Peddar  
22 Redfern Road  
London  
NW10 9LB

Application Ref: **2015/4186/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

11 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A  
10 Ariel Road  
London  
NW6 2DY**

Proposal:

Erection of a single storey side extension at ground floor level.

Drawing Nos: 150612/01, 150612/02, 150612/03, 150612/04, 150612/05 and 150612/06,

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise



specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 150612/01, 150612/02, 150612/03, 150612/04, 150612/05 and 150612/06.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor side extension would be subordinate in scale and location to the host building and would not have a detrimental impact with the character and setting of neighbouring buildings.

The side extension is a sympathetic alteration due to the design which incorporates a mono-pitched roof with the boundary wall of No. 8. Therefore, no significant views would be lost on account of the extension mass and bulk to the flank elevation. Furthermore, the proposed ground floor extension would not impact with any prominent views from the public domain due to the extension size and location.

The infill extension would be constructed using masonry with rendered walls, glass roof and double glazed window. The contemporary glazed design is considered acceptable and appropriate in the flank elevation.

The proposed extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure, there are some windows situated on the side wall of the No. 8. However, the boundary fence would limit the view into the neighbouring window on account of the height and roof design. As such, would not cause any additional overlooking.

One objection has been received and withdrawn in relation to the proposals and the application site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with

amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment